

**CALENDAR ITEM
C62**

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04/23/15

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PRC 5072.1

A. Franzoia

GENERAL LEASE – COMMERCIAL USE

APPLICANT:

Ramos Oil Company, Inc.

AREA, LAND TYPE, AND LOCATION:

0.0814 acre, more or less, of tide and submerged land in the Sacramento River, adjacent to 14976 Highway 160, Isleton, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an office, partial warehouse, wharf, two 9-pile dolphins, and two steel pilings.

LEASE TERM:

10 years, beginning March 1, 2015.

CONSIDERATION:

\$1,437 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. On February 28, 1985, the Commission authorized a General Lease-Commercial Use to Ramos Oil Company, Inc. to modify an existing warehouse and construct a new office building on an existing wharf with pilings and two dolphins for the supply and sale of marine fuels, lubricants, and parts. That lease expired on February 28, 2015, and the Applicant has applied for a new lease.
3. Staff has reviewed a Spill Prevention, Control, and Countermeasures Plan, as amended, dated February 2015 and certified February 19, 2015. The plan indicates that the marine vessel fueling, which was intended to

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occur at the fixed dock at the northeastern end of the office/warehouse building, was decommissioned and all dispensing equipment removed. Piping to the vessel fueling area was located above ground and has been completely and permanently disconnected (photographic evidence confirmed) from the fuel storage and transfer system. No future marine fueling activities are anticipated or proposed for the lease premises.

4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

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AUTHORIZATION:

Authorize issuance of a General Lease – Commercial Use to Ramos Oil Company, Inc. beginning March 1, 2015, for a term of 10 years, for the continued use and maintenance of an office, partial warehouse, wharf, two 9-pile dolphins, and two steel pilings as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$1,437, with an annual Consumer Price Index adjustment; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 5072.1

LAND DESCRIPTION

Three parcels of tide and submerged land situate in the bed of the Sacramento River, in the vicinity of the Town of Isleton, lying adjacent to Swamp and Overflowed Land Survey 653, patented June 17, 1873, County of Sacramento, State of California, more particularly described as follows:

PARCEL 1 – Warehouse Facility

COMMENCING at the concrete monument marking the intersection of the old city limits of said town with the low water line of said river as shown on "Map of City of Isleton", filed November 9th 1935 in Book 20 of Maps, Page 23, Official Records of said county; thence along the north line of Lot 55 as shown on said map S 89° 27' W, 37.70 feet; thence S 82° 48' W, 70.15 feet to the west side of an existing warehouse and the POINT OF BEGINNING; thence leaving said line N 4° 07' W, 15.00 feet; thence N 85° 53' E, 39.50 feet; thence N 4° 07' W, 12.84 feet; thence S 85° 53' W, 23.00 feet; thence N 4° 07' W, 19.00 feet; thence N 85° 53' E, 63.00 feet; thence S 4° 07' E, 38.00 feet; thence N 85° 53' E, 21.00 feet; thence S 4° 07' E, 2.00 feet; thence S 85° 53' W, 21.00 feet; thence S 4° 07' E, 29.00 feet; thence S 85° 53' W, 79.50 feet; thence N 4° 07' W, 22.16 feet to the POINT OF BEGINNING.

TOGETHER WITH all those lands lying immediately beneath any existing bank protection structure adjacent to said Lot.

EXCEPTING THEREFROM any portion thereof lying landward of the ordinary high water mark of the Sacramento River.

PARCELS 2 & 3 – Dolphins

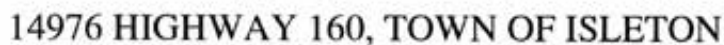
All those land underlying two existing 9-pile dolphins lying adjacent to that parcel described in Grant Deed, recorded March 21, 1984 in Book 840321 at Page 0170 in Official Records of said County.

END OF DESCRIPTION

Prepared 03/12/2015 by the California State Lands Commission Boundary Unit.



SITE



LOCATION



Exhibit B

TS 03/12/15